



**REGULAR MEETING OF THE
PLANNING & ZONING COMMISSION
GEORGE A. PUREFOY MUNICIPAL CENTER
COUNCIL CHAMBERS
6101 FRISCO SQUARE BLVD.
FRISCO, TEXAS 75034**

6:30 PM

TUESDAY, MARCH 09, 2010

MINUTES

CALL TO ORDER

Chairman	Dave Wilcox	Present
Vice Chairman	Christopher Moss	Absent
Secretary	Jeff Trykoski	Absent
Commissioner	Stephen Hulse	Present
Commissioner	Clint Richardson	Present
Commissioner	Will Russell	Present
Commissioner	John Hamilton	Present

1. Roll Call

Chairman Dave Wilcox called the meeting to order at 6:30 p.m.

Staff present: John Lettelleir, Director of Development Services; Scott Ingalls, Development Coordinator; Michael Walker, Sr. Planner; Suzanne Morgan, Planner; Judy Egúez, Planner; Ross Culbertson, Planner; Claire Swann, City Attorney; Joel Fitts, Sr. Traffic Engineer; Tin Nguyen, Professional Engineer; Paul Seibert, Assistant Fire Chief; John Gillette, Fire Marshal; and Kristen Johnson, Administrative Assistant.

APPROVAL OF MINUTES

2. Consider and act upon approval of minutes of the Planning & Zoning Commission meeting on February 23, 2010.

Commissioner Hulsey moved to approve the minutes. Commissioner Hamilton seconded the motion. Motion carries. Vote: 4-0. Minutes approved.

CONSENT AGENDA - Consider and Act

Commissioner Richardson moved to pull Item 5 from the agenda to review for discussion.

Commissioner Richardson moved to approve Items 3, 4, 6 – 8. Commissioner Hulsey seconded the motion. Motion carries. Vote: 4-0. Items approved.

3. **Revised Conveyance Plat:** Teel Crossing Shopping Center II, Block A, Lots 5R & 7 (CP10-0002)
Owner(s): Teel Crossing II LTD.
Two lots on 5.1± acres on the north side of Main Street, 520± feet west of Teel Parkway. Zoned Commercial-1. Neighborhood #44. RC
4. **Preliminary Plat:** Knolls of Frisco, Phase 2B (PP10-0001)
Owner(s): Centex Homes
56 Single Family-4 lots, two Homeowners' Association lots, and one City owned lot on 15.4± acres adjacent to Appalachian Lane and Newman Boulevard. Zoning Planned Development-131-Single Family-4. Neighborhood #48. SM
5. **Preliminary Site Plan & Revised Conveyance Plat:** Frisco Corners Addition, Block 1, Lots 6R, 7R & 11 (PSPCP09-0008)
Owner(s): Agile Pursuits
A car wash and two restaurants on three lots on 4.7± acres on the northwest corner of Stockard Drive and Preston Road. Zoned Commercial-1. Neighborhood #30. RC

Following discussion on the item, Commissioner Richardson moved to approve. Commissioner Hamilton seconded the motion. Motion carries. Vote: 4-0. Item approved.
6. **Revised Site Plan:** Hope Fellowship Addition, Block A, Lot 1R (SP10-0002)
Owner(s): Hope Fellowship of the Assemblies of God
A church on one lot on 8.8± acres on the northwest corner of Rolater Road and Kings Ridge Road. Zoned Single Family-5 with a Specific Use Permit (S-117) for a Church. Neighborhood #19. JE
7. **Site Plan:** SWC Ohio/Lebanon Addition, Block A, Lot 11 – DePaoli Dental Office (SPFP10-0001)
Owner(s): Ernest and Shana DePaoli
A dental office on one lot on 1.2± acres on the southwest corner of Ohio Drive and Lebanon Road. Zoned Commercial-1. Neighborhood #29. JE
8. **Site Plan & Final Plat:** Sandler Pools Addition, Block A, Lot 1 - Gold Medal

Pools Outdoor Display (SPFP10-0003)

Owner(s): Sandler Pools Inc.

An outdoor display area for the business on one lot on 2.9± acres on the east side of Preston Road, 200± feet south of Stockard Drive. Zoned Commercial-1 with a Specific Use Permit (S-5) for Outdoor Storage. Neighborhood #29. RC

PUBLIC HEARINGS - Consider and Act

9. **Public Hearing - Replat:** Chapel Creek, Phase 1B, Block E, Lot 11R2 and Tract E-2R1

Owner(s): Northcreek Properties, L.P. (RP10-0002)

One single-family lot and one open space lot on 1.0± acre at the terminus of Memorial Drive, 700± feet east of Chapel Creek Parkway. Zoned Planned Development-79-Single Family-3/Single Family-4/Single Family-5/ Patio Home. Neighborhood # 23. JE

Judy Eguez reviewed staff comments with the Commission and recommended approval.

Commissioner Hamilton moved to open the public hearing. Commissioner Hulsey seconded the motion. Motion carries. Vote: 4-0.

There being no one to speak, Commissioner Hulsey moved to close the public hearing. Commissioner Hamilton seconded the motion. Motion carries. Vote: 4-0.

Following review and discussion, Commissioner Hamilton moved to approve. Commissioner Hulsey seconded the motion. Motion carries. Vote: 4-0. Item approved.

10. **Public Hearing: Zoning Ordinance Amendment** (ZA10-0001)

Owner(s): City of Frisco

A request to consider amending Article III, Section 3, Subsection 5.05 – General Requirements of the Tollway Overlay District regarding requirements for gas pumps. MW

Mike Walker reviewed staff comments with the Commission and recommended approval.

Commissioner Hamilton moved to open the public hearing. Commissioner Hulsey seconded the motion. Motion carries. Vote: 4-0.

There being no one to speak, Commissioner Hamilton moved to close the public hearing. Commissioner Hulsey seconded the motion. Motion carries. Vote: 4-0.

Following review and discussion, Commissioner Richardson moved to approve. Commissioner Russell seconded the motion. Motion carries. Vote: 4-0. Item approved.

11. **Public Hearing: Zoning Ordinance Amendment** (ZA10-0002)

Owner(s): City of Frisco

A request to amend Article IV, Section 4, Subsection 4.07(A) Off-street Parking

Requirements and Subsection 4.07(B) Stacking Requirements for Child Day Care Centers. RC

Ross Culbertson reviewed staff comments with the Commission and recommended approval.

Commissioner Hulsey moved to open the public hearing. Commissioner Hamilton seconded the motion. Motion carries. Vote: 4-0.

There being no one to speak, Commissioner Hulsey moved to close the public hearing. Commissioner Hamilton seconded the motion. Motion carries. Vote: 4-0.

Following review and discussion, Commissioner Hulsey moved to approve. Commissioner Russell seconded the motion. Motion carries. Vote: 4-0. Item approved.

12. **Public Hearing: Zoning Ordinance Amendment (ZA10-0004)**

Owner(s): City of Frisco

A request to amend Article I, Section 11, Changes and Amendments to all Zoning Ordinances and Districts and Administrative Procedures of the Comprehensive Zoning Ordinance regarding the organization and duties of the Planning & Zoning Commission and City Council voting requirements. SI

Scott Ingalls reviewed staff comments with the Commission and recommended approval.

Commissioner Russell moved to open the public hearing. Commissioner Richardson seconded the motion. Motion carries. Vote: 4-0.

There being no one to speak, Commissioner Richardson moved to close the public hearing. Commissioner Russell seconded the motion. Motion carries. Vote: 4-0.

Following review and discussion, Commissioner Richardson moved to approve the amendment with Option 2 concerning term limits and that wording be incorporated for the staggering of Commissioner terms. Commissioner Hulsey seconded the motion. Motion carries. Vote: 4-0. Item approved.

GENERAL INFORMATION

13. Update on the results of the March 2, 2010 City Council meeting. SM
Suzanne Morgan updated the Commission on the results from the March 2, 2010 City Council meeting.

14. Scheduling of future Discussion Items. SI
There were no discussion items to add to a future agenda.

ADJOURN

There being no further business, Commissioner Russell moved to adjourn the meeting at 7:08 p.m. Commissioner Hamilton seconded the motion. Motion carries. Vote: 4-0. Meeting adjourned.

Dave Wilcox, Chairperson

Jeff Trykoski, Secretary